

ORDINANCE NO. 8 71119-G

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: THAT PORTION OF A 2.728-ACRE TRACT OF LAND IN THE JAMES D. GOOD SURVEY NO. 30 IN TRAVIS COUNTY, TEXAS; AND THE 1.1247 ACRES OUT OF A 2.654 ACRES TRACT, BEING A PORTION OF THE JAMES D. GOOD SURVEY NO. 30; AND THE 0.021 ACRE TRACT OF LAND OUT OF THE JAMES D. GOOD SURVEY NO. 30, FROM "DR" DEVELOPMENT RESERVE TO "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT), LOCALLY KNOWN AS 200 FEET FROM THE INTERSECTION OF OAK KNOLL DRIVE AND TOWNSHIP TRAIL, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district on the property described in File C14-87-025, as follows:

That portion of a 2.728-acre tract of land in the James D. Good Survey No. 30 in Travis County, Texas, said 2.728 acre tract of land being a portion of that 18.03 acre tract as conveyed to John Arthur Lehmann and wife, Odell Lorine Lehmann by deed of record in Volume 2804, Page 30, of the Deed Records of Travis County, Texas, being more particularly described by metes and bounds in Exhibit "A," attached to this ordinance and incorporated by reference for all purposes; and the 1.1247 acres out of a 2.654 acres tract, being a portion of the James D. Good Survey No. 30, additionally being a portion of that 3.00 acre tract of land as conveyed in a deed to George W. Macsparran as recorded in Volume 3510, Page 1162, of the Deed Records of Travis County, Texas, being more particularly described by metes and bounds in Exhibit "B," attached to this ordinance and incorporated by reference for all purposes; and the 0.021 acre tract of land out of the James D. Good Survey No. 30, from "DR" Development Reserve to "SF-2" Single Family Residence (Standard Lot), being more particularly described by metes and bounds in Exhibit "C," attached to this ordinance and incorporated by reference for all purposes,

locally known as 200 feet from the intersection of Oak Knoll Drive and Township Trail in the City of Austin, Travis County, Texas.

FIELD NOTES

FIELD NOTES FOR A 2.728 ACRE TRACT OF LAND IN THE JAS. D. GOOD SURVEY NO. 30 IN TRAVIS COUNTY, TEXAS; SAID 2.728 ACRE TRACT OF LAND BEING A PORTION OF THAT 18.03 ACRE TRACT AS CONVEYED TO JOHN ARTHUR LEHMANN AND WIFE, ODELL LORINE LEHMANN BY DEED OF RECORD IN VOLUME 2804, PAGE 30 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.728 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the west line of Lot 10, Block E, The Highlands at Oak Forest, Book 79, Page 124 of the Plat Records of Travis County, Texas, for the most easterly corner hereof;

THENCE, S 30°36'W, 214.64 feet to a point on the west line of Lot 12, Block E, of the above mentioned The Highlands at Oak Forest, for the southeast corner hereof;

THENCE, W 59°46'W, 554.11 feet to a point on the east line of Lot 7, Block A, Windridge Section One, Book 80, Page 228 of the Plat Records of Travis County, Texas, for the most westerly corner hereof;

THENCE, N 30°31'E, 215.47 feet to a point on the south line of Lot 14, Oak Forest South, Book 79, Page 240 of the Plat Records of Travis County, Texas, for the northwest corner hereof;

THENCE, along the south line of said Oak Forest South, S 59°46'E, 53.68 feet to the POINT OF BEGINNING and containing 2.728 acres of land more or less.

SAVE AND EXCEPT, a 30-foot access easement of record in Volume 1737, Pages 281-283 of the Deed Records of Travis County, Texas, said 30-foot easement being more particularly described by metes and bounds as follows:

BEGINNING at the SE corner of Lot 9, Oak Forest South, Book 79, Page 240 of the Plat Records of Travis County, Texas;

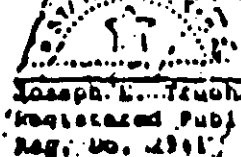
THENCE, S 24°43'W, 30.00 feet to a point, for the SW corner of this tract;

THENCE, S 59°20'E, 195.71 feet to a point, for the SE corner of this tract; said point is 15.00 from and parallel to the west line of Lot 10, Block E, The Highlands at Oak Forest, Book 79, Page 124 of the Plat Records of Travis County, Texas;

THENCE, W 30°40'E, 30.00 feet along a line 15.00 feet from and parallel to the west line of the said Lot 10, Block E, to a point for the NE corner hereof;

THENCE, N 59°47'W, 195.71 feet to the PLACE OF BEGINNING.*

Field notes prepared by:

 Joseph L. Teuhard
Registered Public Surveyor
Reg. No. 4961

Date

*save and except that portion of the 2.728 acre tract to be dedicated as right of way for Oak Knoll Drive and that portion of the 2.728 acre tract located on the east side of the property to be dedicated as Oak Knoll Drive

THE STATE OF TEXAS

COUNTY OF TRAVIS

FIELD NOTES

FIELD NOTES OF SURVEY OF 1.247 ACRES OUT OF A 2.654 ACRES TRACT, BEING A PORTION OF THE JAMES D. GOODE SURVEY #30 ADDITIONALLY BEING A PORTION OF THAT 3.00 ACRE OF LAND AS CONVEYED IN A DEED TO GEORGE W. MACSPARRAN AS RECORDED IN VOLUME 3510, PAGE 1162, OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference, at a wooden fence post the most Westerly or S.W. corner of a 2.747 acre tract of land called 2.723 acres of land belonging to the Hallmark Baptist Church same being on the East boundary line of Windridge Sec 1 S 27° 03' 31" W 19.70' (feet) from a point of reference, being the S.E. corner of Lot 6 Block "A" and the N.E. corner Lot 7 Block "A" as recorded in Book 60 Pages 228-229 in Plat Records of Travis County, Texas.

THENCE, S 60° 14' 09" E for a distance of 218.71' (feet) to an iron rod found same being the Easterlymost corner of this tract and being on the southern property line of the above mentioned Hallmark Baptist Church tract as recorded in Volume 9236, Page 701 of the Travis County, Texas Deed Records.


THENCE, S 42° 27' 20" W for a distance of 193.14' (feet) to a nail found in concrete.

THENCE, S 32° 52' 20" W 93.50' (feet) to an iron rod found being the Southernmost corner of the herein described tract.

THENCE, N 43° 03' W for a distance of 180.06' (feet) to an iron pipe found being the Westernmost corner.

THENCE, N 29° 58' 04" E for a distance of 228.59' (feet) to the POINT OF BEGINNING for the herein described tract and containing a total of 1.247 acres of land, more or less.

The undersigned does hereby certify that these field notes were this day made on the ground of the property legally described hereon and are correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.


RUBEN SANCHEZ, REGISTERED
PUBLIC SURVEYOR NO. 3905
July 24, 1985
3425 Bee Caves Rd., Ste. C-1
Austin, Tx 78746
512-323-2026

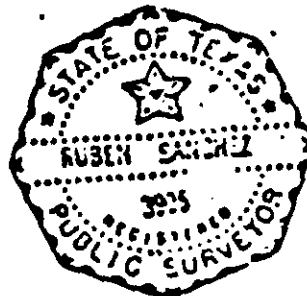


EXHIBIT "B"

FIELD NOTES FOR
0.021 ACRES OF LAND

FIELD NOTES DESCRIBING 0.021 ACRES OF LAND OUT OF THE
JAMES D. COOKE SURVEY NO. 30, IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS, SAID 0.021 ACRES BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found for the most northeasterly corner of Lot 5, Block A, Windridge Section One, a subdivision as recorded in Book 80, Pages 228 and 229 of the Travis County, Texas Plat Records, same being in the south line of Lot 14, Oak Forest South, a subdivision as recorded in Book 79, Page 240 and 241 of the Travis County, Texas Plat Records, same also being referenced as the northeast corner of a 29.9250 acre tract of land as described as Tract Four in a deed to Randy Morine Salinger, Inc. recorded in Volume 7084, Page 2033 of the Travis County, Texas Deed Records,

THENCE, with the south line of said Lot 14 of Oak Forest South subdivision S 65°19'34" E, 31.82 feet to a concrete monument found for an angle point in said Lot 14, same being the northwest corner of a 2.728 acre tract of land as described in a deed to Ballmark Baptist Church recorded in Volume 9216, Page 701 of the Travis County, Texas Deed Records;

THENCE, with the west line of said 2.728 acre tract S 28°56'37" W, 216.15 feet to an iron pipe found for the southwest corner of said 2.728 acre tract, same being in the east line of Lot 7, Block A, of said Windridge Section One subdivision;

THENCE, with the east line of said Lot 7, N 28°10'52" E, 19.70 feet to an iron pin found for the northeast corner of said Lot 7, same being the southeast corner of Lot 6, Block A, of said Windridge Section One subdivision;

THENCE, with the east line of said Lot 6, N 28°19'35" E, 156.34 feet to an iron pin found for an angle corner of said Lot 6;

THENCE, continuing with the east line of said Lot 6, N 07°56'37" W, 28.90 feet to an iron pin found for the northeast corner of said Lot 6, same being the southeast corner of said Lot 5, Windridge Section One subdivision;

THENCE, with the east line of said Lot 5 N 07°56'09" W, 20.79 feet to the POINT OF BEGINNING and containing 0.021 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Jeryl Bart Engineers, Inc. from an actual survey made on the ground and are true and correct to the best of my knowledge.

Henry R. Richardson, Jr.
Henry R. Richardson, Jr. A.P.S. 6 2666

6/19/86
Date

236.85079



EXHIBIT "C"

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Letitia Root

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

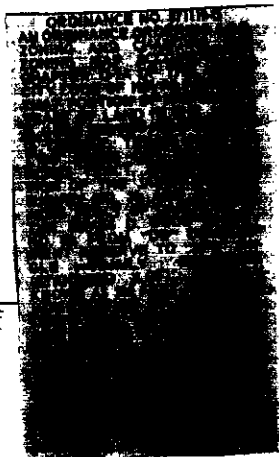
December 28th, 1987

and that the attached is a true copy of said advertisement.

Letitia Root

SWORN AND SUBSCRIBED TO BEFORE ME, this the 29th

Day of December A.D. 1987.



Denise Stegall

Notary Public in and for
TRAVIS COUNTY, TEXAS

Denise Stegall
(Type or Print Name of

3/3/90
(My Commission Expires:)